

Case No. 19PD015

**Legal Description:**

Lot 3 of Block 5 of Big Sky Business Park Subdivision, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota



KTM DESIGN SOLUTIONS, INC.  
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Community Planning & Development Services  
 300 Sixth Street  
 Rapid City, SD 57701

**RE:** Final Plan Development – Neel Street Abbott House – Bik Sky Subdivision, Rapid City, South Dakota

Dear Review Engineer:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for a Final Plan Development for the proposed building development located on Lot 3, Block 5, in Big Sky located within the City limits of Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevations
5. Building Floor Plan
6. Preliminary Design Report
7. Turnaround Exhibit

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 COMMUNITY DEVELOPMENT

**Project Background:**

Abbott House, Inc. is developing an Abbott House and a future 4-Plex (Phase 2) on Lot 3 of Block 5 within Bik Sky Subdivision along Neel Street. Abbott House, Inc. has been around for over 75 years and has provided a second chance for young girls and boys between the age of seven to seventeen that have suffered through trauma and abuse. Abbott House strives to help kids/young adults to get through their trauma and help guide them to better decision making and towards a better life.

The proposed Abbott House along Neel Street will consist of 7 bedrooms, 2 two bedroom apartments, and a 3 stall garage. The Abbott House will consist of both boys and girls that will be living with their foster parents till they reach the age of 18. The purpose of the apartments and future 4-Plex is to give the kids the option to stay around if they are not ready to move on once they reach the age of 18.

**Building Use and Zoning:**

The proposed building is 6,596 sq. ft and contains 7 bedrooms, 2 two bedroom apartments and a 3 stall garage.

The property is zoned Office Commercial and designated as a Planned Development.

**Parking Requirements:**

See attached site layout. Per Rapid City zoning code, 2 parking spaces per home, and 1.5 spaces for apartment complex. Requiring a total of 5 spaces. We are providing 8 total parking spaces. 1 handicap space is provided.

No exceptions to the parking code are requested.

**Landscaping:**

See attached landscaping plan.

**Sanitary Sewer, Water, and Storm Water:**

See attached Plans.

Sanitary and water services are installed.

**Building Height:**

The proposed building is one (1) stories and will be no taller than 35' as measured according to RC Code. The approximate height from the finish floor to the building height is approximately 19'. Current zoning allows for a maximum height of 30' or 3 stories. See attached architectural plans for elevation views.

**Lot Coverage:**

The size of the lot is 1.10 acres or 47,795 SF. The proposed building has a floor area of 6,596 SF, which equates to a lot coverage of approximately 13.8%. Rapid City zoning code allows for maximum lot coverage of 35%.

No exceptions are needed.

**Lighting:**

No lighting plans

**Signage:**

No signage plans

Thank you for your assistance in this matter. Please do not hesitate to call if you have any questions.

Sincerely,  
KTM Design Solutions, Inc.  
(605) 791-5866



Ryan Wright

Enclosures

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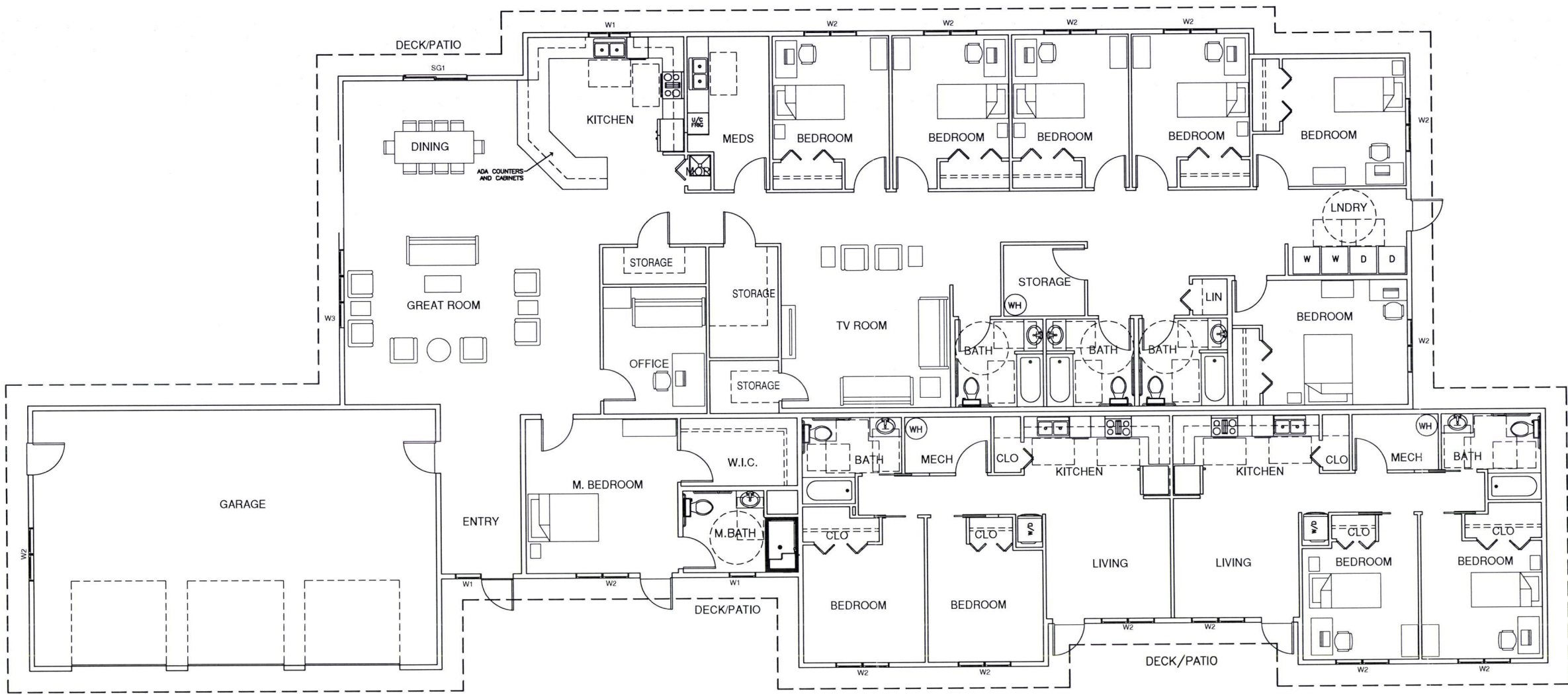
Revisions	
No.	Description



Henriksen, Inc.  
526 Saint Joseph Street, Suite A  
Rapid City, South Dakota 57701  
Phone (605) 394-0189    henrikseninc@midconetwork.com



First Floor Plan  
Abbott House  
Rapid City, SD



**FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"



**Preliminary**  
Not For Construction

**A1.2**  
Drawing Number

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RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

SITE LAYOUT NOTES

ZONING: OFFICE COMMERCIAL

MINIMUM SETBACKS:

- FRONT = 25'
- SIDE = 25'
- BACK = 25'

BUILDING HEIGHT

- MAXIMUM PERMISSIBLE = 3 STORIES / 35'
- PROPOSED = TBD

LOT COVERAGE

- MAXIMUM PERMISSIBLE = 35%
- PROPOSED = 20%

PARKING REQUIREMENTS:

RAPID CITY REQUIREMENT  
1.5 SPACES PER DWELLING UNIT

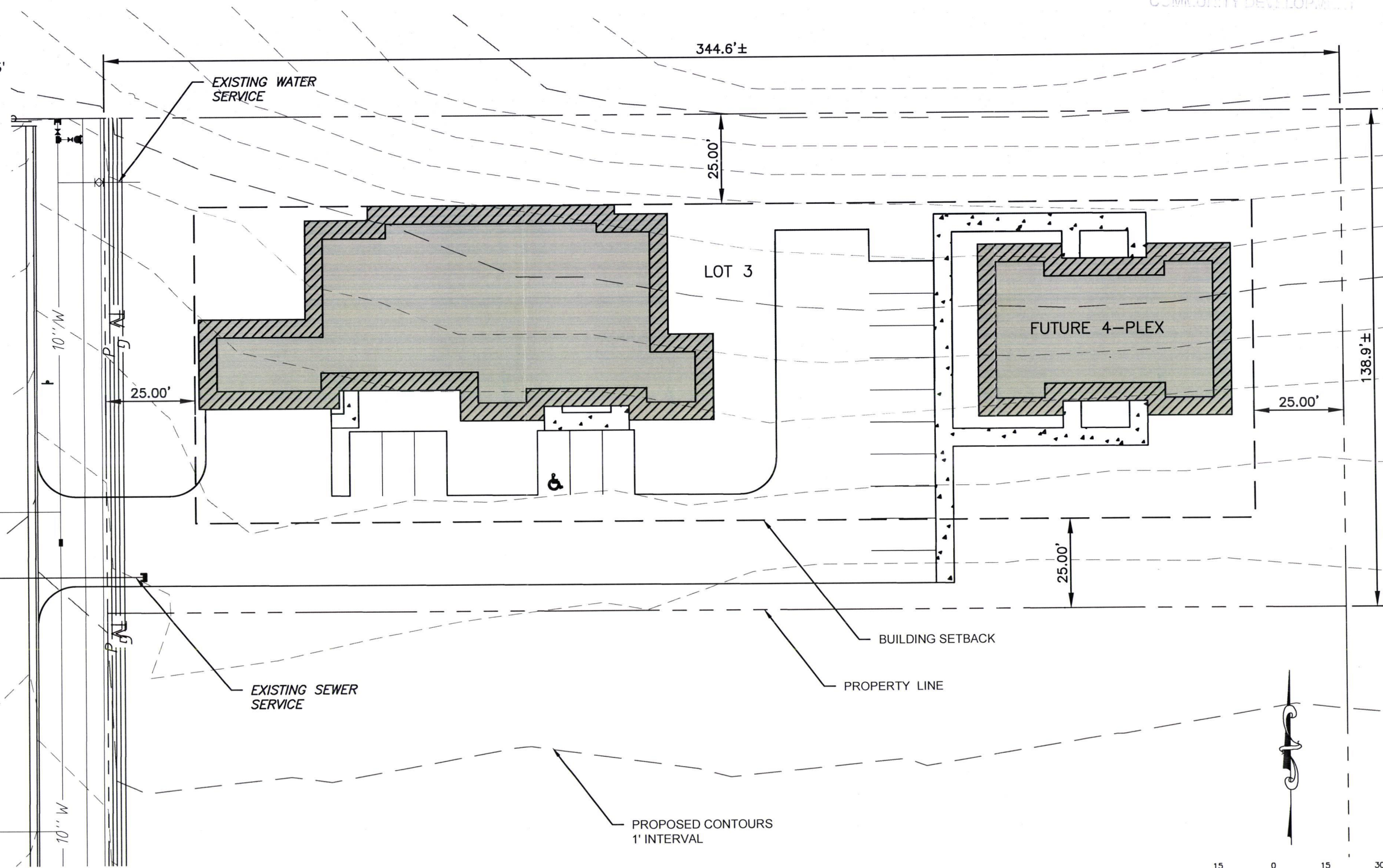
- TOTAL SPACES REQUIRED = TBD SPACES
- TOTAL SPACES PROVIDED = 8 SPACES
- ACCESSIBLE SPACES REQUIRED = TBD SPACES
- ACCESSIBLE SPACES PROVIDED = 1 SPACES

LANDSCAPING REQUIREMENTS:

- LOT AREA - BUILDING AREA = POINTS REQUIRED
- POINTS REQUIRED = TBD
- POINTS PROVIDED = TBD

STREET CLASSIFICATION:

NEEL STREET - COLLECTOR STREET

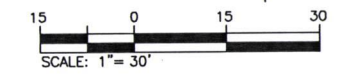


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**ABBOTT HOUSE CONCEPT PLAN**  
 LOT 3 OF BLOCK 5, BIG SKY SUBDIVISION  
 RAPID CITY, SOUTH DAKOTA  
 APRIL 1, 2019

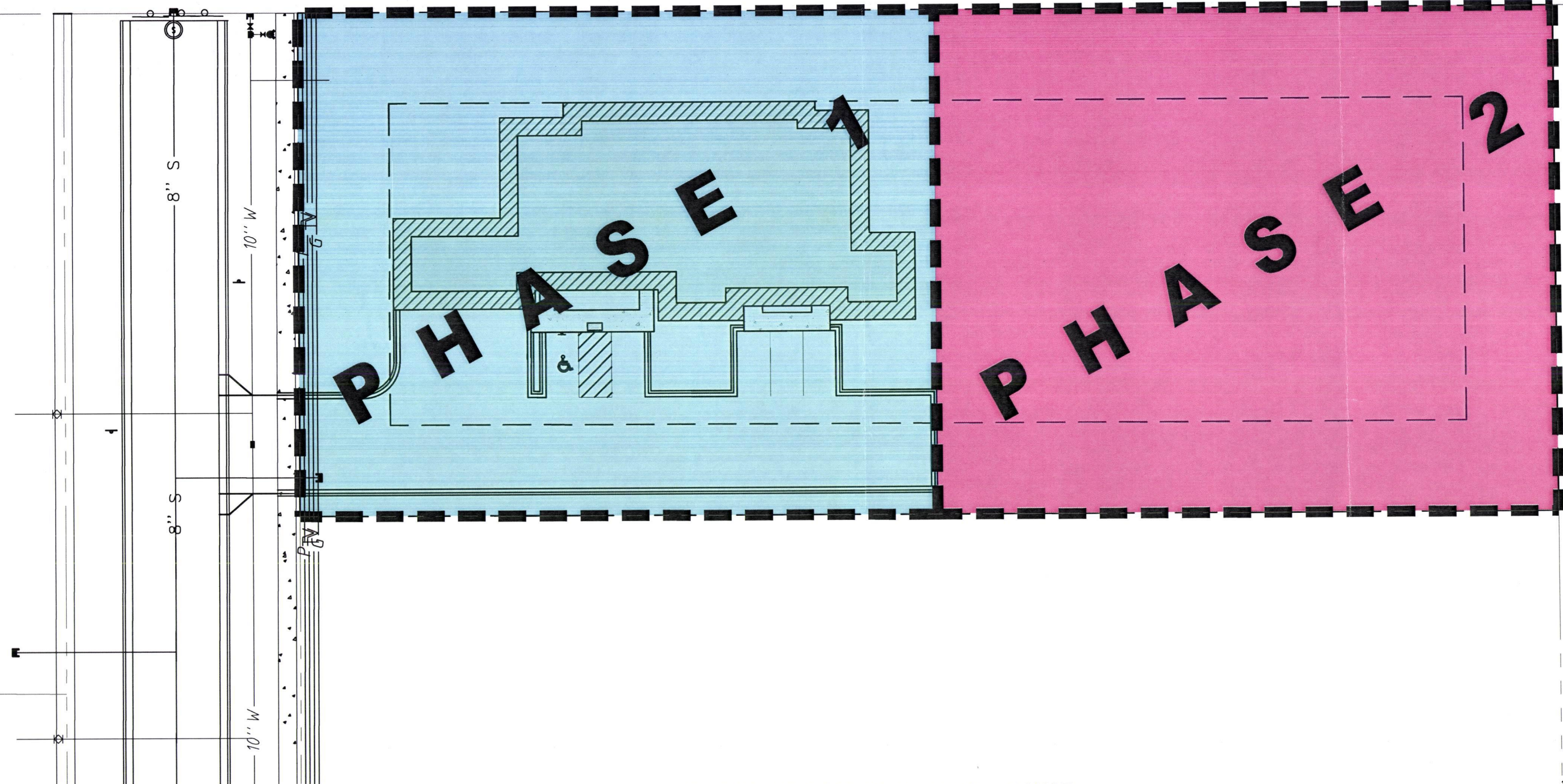


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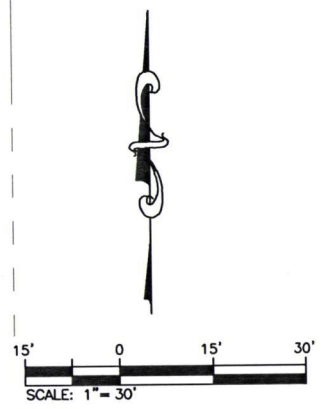
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**BIG SKY BUSINESS PARK - ABBOTT HOUSE  
PHASING PLAN**  
LOT 3, BLOCK 5, BIG SKY BUSINESS PARK SUBDIVISION, SECTION 3, T1N, R8E  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
APRIL 26TH, 2019



**PRELIMINARY  
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